

December 16, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0139

Carla Nelms

Midlothian Magisterial District
South line of Village Mill Drive

REQUEST: Amendment to Conditional Use Planned Development (Case 83S141) relative to uses.

PROPOSED LAND USE:

A photography studio is planned. Current conditions of zoning do not allow photography studio as a use.

RECOMMENDATION

Recommend approval for the following reasons:

- A. While the Midlothian Area Community Plan suggests the area is appropriate for village fringe area use, to include primarily office, multi-unit housing, community facilities and personal services, the requested use is similar in intensity to those suggested by the Plan.
- B. The proposed land use is representative of and compatible with existing area development.
- C. The requirements of the Zoning Ordinance and conditions of Case 83S141 further ensure land use compatibility.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

CONDITION

Photography studio use shall be permitted. (P)

(Note: This use is in addition to uses permitted with Case 83S141.)

GENERAL INFORMATION

Location:

South line of Village Mill Drive. Tax ID 727-707-2672 (Sheet 5).

Existing Zoning:

O-2 with Conditional Use Planned Development

Size:

0.9 acre

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North – C-3 with Conditional Use Planned Development; Vacant

South – R-15; Single family residential

East – O-2 with Conditional Use Planned Development; Office

West – C-3 with Conditional Use Planned Development; Vacant

UTILITIES

Public Water System:

There is an existing eight (8) inch water line extending within an easement across this site, approximately seventy (70) feet south of Village Mill Drive. Use of the public water system is required by County Code.

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line extending within an easement across this site approximately ninety (90) feet south of Village Mill Drive. Use of the public wastewater system is required by County Code.

ENVIRONMENTAL

Drainage and Erosion:

The proposed amendment will have no impact on these facilities.

PUBLIC FACILITIES

Fire Service:

The Midlothian Fire Station, Company Number 5, and Forest View Volunteer Rescue Squad currently provide fire protection and emergency medical service (EMS) to the site. When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process. This request will have only minimal impact on fire and EMS.

Transportation:

The property (0.9 acre) is currently zoned Corporate Office (O-2) with Conditional Use Planned Development (Case 83S141). The applicant is requesting to amend the zoning to allow an additional land use, photography studio. This request will have a minimal impact on the anticipated traffic that would be generated by development of the property.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Midlothian Area Community Plan, which suggests the property is appropriate for village fringe area use, to include primarily office, multi-unit housing, community facilities and personal services.

Area Development Trends:

Area properties to the north and west have been zoned for commercial uses, but remain vacant. Adjacent property to the east is zoned for office and limited commercial use and is developed for office use. Adjacent property to the south is zoned for residential use and is

occupied by single family residences in Carriage Hill Subdivision. It is anticipated that development will continue in the area as recommended by the Plan.

Zoning History:

On November 23, 1983, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved rezoning with Conditional Use Planned Development on the request property and adjacent property to the north and east (Case 83S141). With the approval of Case 83S141, conditions were approved which, among other things, limited uses on the request property. Photography studio was not a permitted use.

Development Standards:

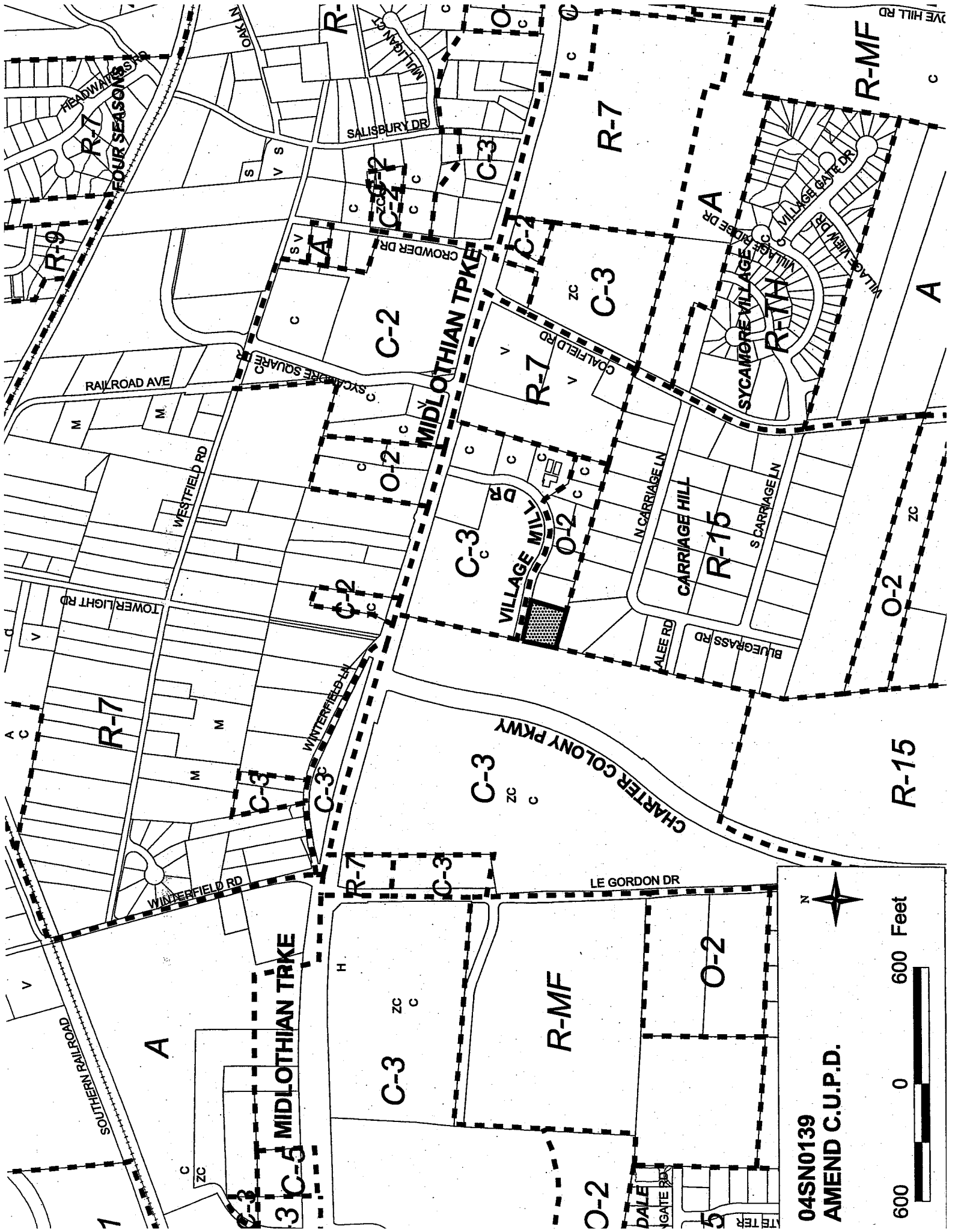
The request property lies within the Midlothian Village Fringe portion of the Midlothian Village District. The purpose of the Village District Standards is to recognize unique villages within the County, and to maintain and reinforce the character, identity and pedestrian scale of the villages by continuing and enhancing existing patterns of development. Except as modified by this request, redevelopment of the site or new construction must conform to the requirements of the Zoning Ordinance and conditions of zoning for Case 83S141, which address external and street lights, vehicular and pedestrian access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas.

CONCLUSIONS

The Midlothian Area Community Plan suggests the area is appropriate for village fringe area use, to include primarily office, multi-unit housing, community facilities and personal services. The requested use is similar in intensity to those suggested by the Plan. Further, the proposed use is no more intense than uses already permitted.

The proposed land use is representative of and compatible with existing area development. In addition, the requirements of the Zoning Ordinance, as well as, conditions of approval of Case 83S141 further ensure land use compatibility.

Given these considerations, approval of this request is recommended.



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AMEND C.U.P.D.

